

Capital Facility Overview

The Route 7 West Planning Subarea includes the Towns of Hamilton, Purcellville, and Round Hill. Accordingly, this area comprises the most residential and commercial development in the western portion of the County. Future anticipated population growth is anticipated in close proximity to the Town of Purcellville and the Town of Round Hill. The current estimated population in the Route 7 West Planning Subarea is 21,019. The Subarea's population is forecast to be 28,615 by 2026, a population growth of approximately 36% through the end of the CNA Planning period. These population projections are based on COG 8.0 estimates and were developed prior to the release of 2010 Census data.

Due to the presence of three towns in this area, the majority of the County's capital facilities in the western portion of the County are located in the Route 7 West Planning Subarea. Such facilities include Franklin Park, the Franklin Park Performing Arts Center, Carver Center and the Purcellville Library.

The Planning Subarea contains Route 7 and Route 9 as the major traffic thoroughfares. Accordingly, most County capital facilities are located in close proximity to these major roads, including several Park-and-Ride Lots to assist in alleviating traffic congestion on local roads, allowing residents in western Loudoun to ride the County's Commuter Bus Service. Managing traffic congestion along these corridors will be a key component to future development and quality of life in this area of the County.

Capital facility development in the Route 7 West area during the current FY 2011-2016 CIP timeframe is limited to only the expansion of the existing Animal Shelter in FY 2016. Another priority capital project will be an effort to eliminate all outhouses within the County, which are mostly located in the Rural Policy Area, as well as develop communal water and wastewater systems where existing systems are failing or where there is groundwater contamination. In conjunction with the Loudoun County Health Department, the CNA will identify projects to develop and improve water and wastewater systems throughout the Rural Policy Area of the County.

The tables on the following pages list all County owned and leased facilities already in operation in the Route 7 West Planning Subarea, as well as projects currently under construction and those proposed to be funded in the Adopted FY 2011-2016 Capital Improvements Program budget.

Comprehensive Plan Overview

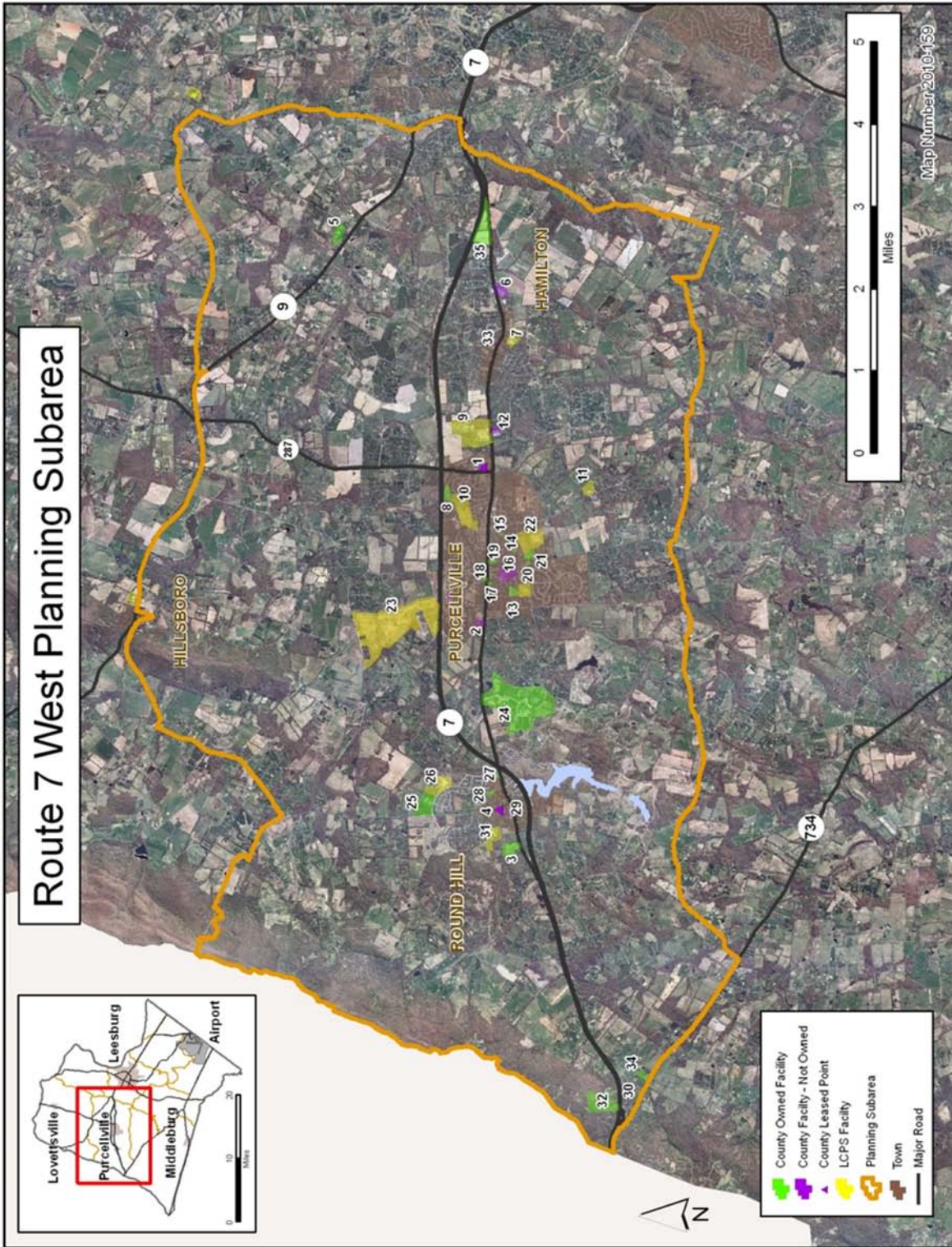
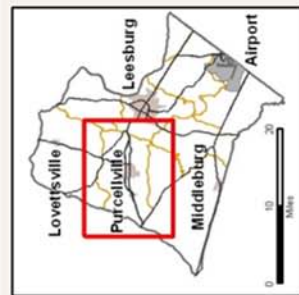
The Towns of Hamilton, Purcellville, and Round Hill and their respective Joint Land Management Areas and portions of the Rural Policy Area fall within the Route 7 West Planning Subarea (Revised General Plan, Chapter 7, Planned Land Use Map).

The County will determine the need for new public facilities and will identify suitable sites based on the Revised General Plan, appropriate area plans, land use, and growth policies (Revised General Plan, Chapter 3, General Public Facility Policy 2). The County will direct the majority of public investments into currently developed communities, towns, and areas of the County where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 3, Fiscal Planning and Budgeting Policy 6) and will encourage the continued use and enhancement of existing public facilities located in the JLMAs (Revised General Plan, Chapter 9, Public Facilities Policy 2, p. 9-8).

The Subarea also includes the Existing Villages of Lincoln and Paeonian Springs along with portions of the Village of Bluemont (Revised General Plan, Chapter 10, Existing Villages Map). The County will allow small-scale institutional uses in Existing Villages that are compatible with existing residential and agricultural land uses in and around the village and where existing zoning would permit such uses (Revised General Plan, Chapter 10, Existing Village Policy 9). Compatible development will be allowed within Existing Villages that have adequate public facilities, zoning, transportation facilities, and land resources to accommodate growth (Revised General Plan, Chapter 10, Existing Village Policy 2).

Further, "[t]he County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities" (Revised General Plan, Chapter 3, General Public Facilities Policy 8).

Route 7 West Planning Subarea



Route 7 West

Numbered Facilities on the Route 7 West Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
1	Patrick Henry College Park-and-Ride	Leased	Operational
2	St. Andrew's Presbyterian Park-and-Ride	Donated	Operational
3	Western Loudoun Sheriff's Station	Owned	Planned
4	Round Hill Sheriff's Station	Leased	Operational
5	Animal Shelter	Owned	Operational
6	Hamilton Public Safety Center	Owned by Volunteers	Operational
7	Hamilton Elementary School	Owned	Operational
8	Purcellville Public Safety Center	Owned	Operational
9	Kenneth W Culbert Elementary School	Owned	Operational
10	Loudoun Valley High School	Owned	Operational
11	Lincoln Elementary School	Owned	Operational
12	Western Vehicle Facility	Leased	Operational
13	Loudoun Valley Community Center	Owned	Operational
14	Group Home	Owned	Operational
15	Group Home	Owned	Operational
16	Fireman's' Field	Leased	Operational
17	Group Home	Owned	Operational
18	Group Home	Owned	Operational
19	Purcellville Library	Owned	Operational
20	Emerick Elementary School	Owned	Operational
21	Carver Center	Owned	Operational
22	Blue Ridge Middle School	Owned	Operational
23	Mountain View Elementary School/Woodgrove High School	Owned	Operational
24	Franklin Park/Performing Arts Center	Owned	Operational
25	Woodgrove Park	Owned	Operational
26	Round Hill Elementary School	Owned	Operational
27	Group Home	Owned	Planned
28	Round Hill Park-and-Ride	Owned	Planned
29	Round Hill Fire and Rescue Station #4	Owned by Volunteers	Operational
30	EE Lake General Store	Owned	Planned
31	Round Hill Center	Owned by LCPS	Operational
32	Mountainside Park	Owned	Operational
33	Fire and Rescue Radio Shop	Owned by Volunteers	Operational
34	Bluemont Community Center	Owned	Operational
35	Scott Jenkins Memorial Park/Harmony Park-and-Ride	Owned	Planned

Route 7 West

Existing Capital Facilities That Meet Adopted Capital Facility Standards:

Facility Type	Facility Name	Owned/Leased
Developmental Services Residential Facility	Purcellville Group Home	Owned
Mental Health Residential Facility	Purcellville Group Homes (3)	Owned
Mental Health Residential Facility	Purcellville Transitional Townhouse	Owned
Park-and-Ride Lot	St. Andrew's Presbyterian Church	Donated
Park-and-Ride Lot	Patrick Henry College	Leased
Sheriff Station	Round Hill Station	Leased
Library	Purcellville Library	Owned
Fire/Rescue Station	Purcellville Public Safety Center	Owned
Fire Station	Purcellville Volunteer Fire Station #2	Owned by Volunteers
Fire/Rescue Station	Round Hill Volunteer Fire/Rescue Station #4	Owned by Volunteers
Fire/Rescue Station	Hamilton Volunteer Fire/Rescue Station #5/17	Owned by Volunteers
Rescue Station	Purcellville Volunteer Rescue Station #14	Owned by Volunteers
Senior Center	Carver Center	Owned
Respite Center	Carver Center	Owned
Community Park	Woodgrove Park	Owned
Regional Park	Franklin Park	Owned
Animal Shelter	Animal Shelter	Owned
Recycling Drop-Off Center	Central Western Loudoun Recycling Drop-Off Center	Leased
Community Park	Fields Farm	Owned
Park	Mountainside Park	Owned

Capital Facilities Under Construction:

Facility Type	Facility Name	Owned/Leased
Sheriff Station	Western Loudoun Station	Owned
Park-and-Ride Lot	Purcellville Park-and-Ride Lot	Owned
Community Park	Scott Jenkins Memorial Park	Owned
Park-and-Ride Lot	Harmony Park-and-Ride Lot	Owned

Route 7 West

The following capital facilities are operated by the County but do not meet the current Capital Facility Standards:

Facility Type	Facility Name	Owned/Leased
Community Center	Bluemont Community Center	Owned
Performing Arts Center	Franklin Park Performing Arts Center	Owned
Community Park	Fireman's Field	Leased
Community Center	Round Hill Center	Owned by LCPS
Historic Property	EE Lake Store	Owned
Community Center	Loudoun Valley Community Center	Owned
Government Support Facility	Bus Maintenance & Storage Facility	Leased

Planned Capital Facilities in the FY 2011-2016 CIP:

Facility Type	Facility Name	Fiscal Year	Site Status
Animal Shelter	Animal Shelter Expansion	FY 15	Owned
Fire/Rescue Station	Round Hill Station Renovations	FY 14	Owned
Mental Health Residential Facility	Intermediate Care Facility	FY 14	Owned
Community Park	Fields Farm Park	FY 16	Owned
Community Center	Bluemont Community Center Renovations	FY 11	Owned

The following capital facilities are proposed for development in the FY 2017-2026 Capital Needs Assessment in order to address current and future projected capital facility deficits in the Route 7 West Planning Subarea:

Facilities	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Western Vehicle Facility	x									
Special Waste Drop-Off Center										x
District Park		x								
Elementary School #25	x									
Elementary School #26		x								
Middle School #10	x									
High School #10				x						

Western Vehicle Facility

**FY 2017
10.00 acres**

This project would construct a combined County Government and Schools vehicle facility in Western Loudoun during the FY 2017-2026 Capital Needs Assessment Planning period.

This facility would require a minimum 10-acre buildable site to accommodate a covered, 3,000 square foot fueling bay, a 5,000 square foot vehicle maintenance building, and associated parking to support both School and County Fleet Management operations.

The fueling facility would be vendor-developed and operated under the School's fuel contract. The maintenance operation would provide only emergency minor repairs to vehicles, allowing them to continue service while remaining in their geographic service areas.

This facility would service vehicles located in the Route 7 West, Northwest, and Southwest Planning Subareas, with placement of the facility most likely along the Route 7 corridor in the Route 7 West Planning Subarea.



Comprehensive Plan Conformance:

The proposed general location for the Western Vehicle Facility is consistent with the Revised General Plan. The County will direct the majority of public investments into currently developed communities, towns, and areas of the County where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 3, Fiscal Planning and Budgeting Policy 6).

Special Waste Drop-Off Center

This project would construct a Special Waste Drop-Off Center in the Route 7 West Planning Subarea during the FY 2017-2026 Capital Needs Assessment Planning period.

The Capital Facility Standard for Special Waste Drop-Off Centers calls for two Centers to be developed Countywide. The preferred location for one of the Special Waste Drop-Off Centers is in the Route 7 West Planning Subarea, in the vicinity of Purcellville.

The minimum area necessary for a Drop-Off Center is approximately one acre, due to site conditions and buffering, parking, and access requirements in the Loudoun County Zoning Ordinance. This project would include excavation to place a gravel base, geotextile layer, and pavement for a 3,000 square foot pad to accommodate the special waste recycling containers, 6,550 square feet of parking for customers of the Drop-Off Center, and a 600 square foot pavilion.

This Special Waste Drop-Off Center will be co-located at a current or future planned County facility in the Route 7 West Planning Subarea in the vicinity of Purcellville.

FY 2026
10,150 square feet
1.00 acre
Co-Located



Comprehensive Plan Conformance:

The proposed general location for the Special Waste Drop-Off Center is consistent with the Revised General Plan. The County will develop a hazardous waste reduction program and increase residential access to the safe disposal of hazardous waste to protect groundwater resources (Revised General Plan, Chapter 2, Solid Waste Management Policy 6).

District Park

**FY 2018
75 acres**

This project proposes to acquire an additional 75 acres of land to develop a District Park in the Route 7 West Planning Subarea during the FY 2017-2026 Capital Needs Assessment planning period.

The County does not have a District Park in the Route 7 West Planning Subarea. There are no District Parks planned to be developed in the Route 7 West Planning Subarea in the FY 2011-2016 Adopted CIP.

The Capital Facility Standard for District Parks is one Park per 25,000 residents. The need for a District Park is triggered in 2020; development should commence in FY 2018.

The District Park site acquired should total up to 75 acres and could include amenities such as five baseball or softball fields, four rectangle fields, up to forty-five acres of passive park space, athletic field lighting, fencing, a playground, site utilities, parking, site access from the public road, landscaping, public restrooms, groundwater wells, irrigation, staff offices, meeting rooms, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.



Comprehensive Plan Conformance:

The proposed general location for the District Park is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).

Recreation Trails

**FY 2026
26 Miles**

This project would construct 26 miles of natural recreational trails within the Route 7 West Planning Subarea, including parks, during the FY 2017-2026 Capital Needs Assessment Planning period.

Recreational or natural trails provide walking, hiking, and equestrian opportunities. The surface of these trails are natural (natural earth, wood chips, etc.) with a width of two to five feet.

The Route 7 West Planning Subarea currently has 3.2 miles of County owned or maintained recreational trails.

The County's Capital Facility Standard for Recreational Trails is 1 mile per 1,000 residents. The County should provide 29 miles of recreational trails in the Route 7 West Planning Subarea by 2026, which requires 26 miles of new trails in addition to the 3.2 miles that already exist.



Comprehensive Plan Conformance:

The proposed general location for the recreational trails is consistent with the Revised General Plan. The County's greenways and trails will serve as a linking element in all policy areas to other components of the Green Infrastructure and may be used for refuge, recreation, and education. The system should connect to existing trails like the Appalachian Trail in the Rural Policy Area and trails within towns and villages, and link people to the area's natural, recreational, cultural, and commercial resources (Revised General Plan, Chapter 5, Greenways and Trail Policy 2). Priority trails include an extension of the W&OD Trail from its present terminus in Purcellville to its proposed terminus in Bluemont with a foot path extending from Bluemont to the Appalachian Trail; a shared-use trail from the western terminus of the W&OD Trail in Purcellville west to Round Hill through Franklin Park; a pedestrian walkway and bicycle path along Colonial Highway (Business Route 7) between the Town of Hamilton and the Harmony Intermediate School; a linear park and shared-use trail along the former Manassas Gap Railroad right-of-way linked to the W&OD Trail; Blue Ridge shared-use trail; pedestrian and shared-use trails along creeks; a multi-use trail along the Berlin Turnpike connecting the W&OD and C&O trails; and networks of sidewalks and multi-use trails in each of the Towns (Revised General Plan, Chapter 5, Greenways and Trail Policy 3).

Elementary School #25

This project would construct a new 102,141 square-foot Elementary School on a site of 20 usable acres in the Loudoun County Public Schools' (LCPS) Western Planning District. The LCPS Western Planning District contains the County's Route 7 West, Northwest, and Southwest Planning Subareas. The school is most likely to be placed in the Route 7 West Planning Subarea.

This school would be designed for an anticipated program capacity of 875 students in grades K through 5. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.

FY 2017
102,141 square feet
20.00 acres
Route 7 West, Northwest, or Southwest



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

Elementary School #26

This project would construct a new 102,141 square-foot Elementary School on a site of 20 usable acres in the Loudoun County Public Schools' (LCPS) Western Planning District. The LCPS Western Planning District contains the County's Route 7 West, Northwest, and Southwest Planning Subareas. The school is most likely to be placed in the Route 7 West Planning Subarea.

This school would be designed for an anticipated program capacity of 875 students in grades K through 5. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.

FY 2018

102,141 square feet

20.00 acres

Route 7 West, Northwest, or Southwest



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

Middle School #10

This project would construct a new 168,780 square-foot Middle School on a site of 35 usable acres in the Loudoun County Public Schools' (LCPS) Western Planning District. The LCPS Western Planning District contains the County's Route 7 West, Northwest, and Southwest Planning Subareas. The school is most likely to be placed in the Route 7 West Planning Subarea.

This school would be designed for an anticipated program capacity of 1,350 students in grades 6 through 8.

FY 2017

168,780 square feet

35.00 acres

Route 7 West, Northwest or Southwest



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).

High School #10

This project would construct a new 279,426 square-foot High School on a site of 75 usable acres in the Loudoun County Public Schools' (LCPS) Western Planning District. The LCPS Western Planning District contains the County's Route 7 West, Northwest, and Southwest Planning Subareas. The school is most likely to be placed in the Route 7 West Planning Subarea.

This school would be designed for an anticipated program capacity of 1,800 students in grades 9 through 12.

FY 2020
279,426 square feet
75.00 acres
Route 7 West, Northwest or Southwest



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). Whenever possible, new public schools in the Rural Policy Area will be located in or immediately adjacent to the Existing Villages, towns, and Joint Land Management Areas (Revised General Plan, Chapter 3, School Policy 8).